

NOTICE TO QUIT

TO: Steven Sibbach
259 Salmon Brook Street, G2
Granby, CT 06035

I hereby give you notice that you are to quit possession of the above-described premises, now occupied by you, on or before May 6, 2022 (the "Quit Date"). Your lease will terminate on May 7, 2022 ("Lease Termination Date") or the date of completion of the Pretermination process, whichever is later. This notice is given for one or more of the following reasons:

1. Nonpayment of rent for March, 2022 (\$925.00), February, 2022 (\$925.00), January, 2022 (\$925.00), December, 2021 (\$924.36), November, 2021 (\$925.00), October, 2021 (\$925.00), September, 2021 (\$925.00), August, 2021 (\$222.00), July, 2021 (\$222.00), June, 2021 (\$222.00), May, 2021 (\$222.00), April, 2021 (\$222.00), March, 2021 (\$222.00), February, 2021 (\$222.00), January, 2021 (\$220.80), December, 2020 (\$222.00), November, 2020 (\$222.00), October, 2020 (\$222.00), August, 2020 (\$253.00), July, 2020 (\$253.00), June, 2020 (\$253.00), and May, 2020 (\$251.55) for a total unpaid rent of \$9,925.71.

2. The premises described above is being occupied by one or more persons who never had a right or privilege to occupy such premises (Conn. Gen. Stat. Sec. 47a-23(a)(2));

3. The premises described above is being occupied by one who originally had the right or privilege to occupy such premises but such right or privilege has terminated (Conn. Gen. Stat. Sec. 47a-23(a)(3)).

You have ten (10) calendar days, beginning on the date this notice is served, by State Marshal, within which to discuss or respond in writing to the proposed termination of your tenancy with Granby Homes for Senior Citizens, Inc. c/o Wildwood Property Management, LLC, 2080 Silas Deane Highway, Ste 102B, Rocky Hill, CT 06067 (860) 398-5425 ("Pretermination Process")

If you do not voluntarily vacate the premises on or before the above Lease Termination Date, or the date of completion of the Pretermination process, whichever is later, it is your landlord's intention to commence eviction proceedings against you to recover possession of the premises. In the event that such an eviction proceeding (summary process action) is commenced for nonpayment of rent, you will receive notice and be given an opportunity to defend the action in court. If an eviction action is initiated, the Landlord will only rely on the grounds stated above.


Any payments tendered after the date specified to quit possession or occupancy, or the date of the completion of the pretermination process if that is later, will be accepted for use and occupancy only and not for rent, with full reservation of rights to continue with the eviction action.

You are hereby advised that persons with disabilities have the right to request reasonable accommodations to participate in the hearing process.

☐ Exhibit A

Dated at Glastonbury, Connecticut this 31st day of March, 2022.

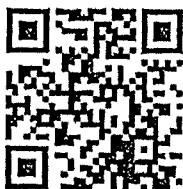
LANDLORD,
Granby Homes for Senior Citizens, Inc.
c/o Wildwood Property Management, LLC

By 

Michael H. Clinton, Esq.
Its Attorney
212A New London Turnpike
Glastonbury, CT 06033
(860) 633-5263
Juris No. 308638

Enclosure: Form HUD 5380, Authorized occupants only
Notice to Tenants both English and Spanish
Appendix: Information for Tenants

You are facing the loss of your home or housing subsidy. We are here to help.



The State of Connecticut created a Right to Counsel program (CT-RTC) to provide *free legal representation* to income eligible tenants facing eviction or loss of housing subsidy. The program will begin in a few communities on January 31, 2022 and grow over time.

To find out if **FREE LEGAL REPRESENTATION** is available where you live and if you qualify call **1-800-559-1565** or visit **www.EvictionHelpCT.org**

ONLINE LEGAL HELP

Go to www.ctlawhelp.org/eviction to learn about the eviction process and how to respond to eviction notices.

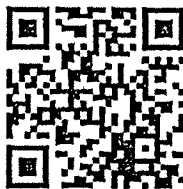
RENTAL ASSISTANCE

Apply by going to www.bit.ly/UniteCT or call 1-844-864-8328 for a referral to a community agency that can help you apply.

2-1-1 HELPLINE

Call 211 for information and referrals for housing, utility, and food assistance or go to www.211ct.org.

Si está en riesgo de perder su hogar o su subsidio de vivienda, estamos aquí para ayudarle.



El estado de Connecticut ha creado el programa "Derecho a un Abogado" (CT-RTC, por sus siglas en inglés) con el fin de brindar *representación jurídica gratuita* a inquilinos de bajos ingresos que corran riesgo de desalojo o pérdida del subsidio de vivienda. El programa se lanzará el 31 de enero de 2022 en determinadas comunidades y luego se irá expandiendo.

Para saber si usted reúne los requisitos para obtener **REPRESENTACIÓN JURÍDICA GRATUITA** y si se ofrece en su zona, llame al **1-800-559-1565** o visite **www.EvictionHelpCT.org**

ASISTENCIA LEGAL POR INTERNET

Visite www.ctlawhelp.org/eviction para obtener información sobre el proceso de desalojo y cómo responder a una notificación de desalojo.

ASISTENCIA CON EL ALQUILER

Para presentar la solicitud, visite www.bit.ly/UniteCT o llame al 1-844-864-8328 para que se le remita a una agencia en la comunidad que le pueda asistir con la solicitud.

LÍNEA DE ASISTENCIA 2-1-1

Para información y derivaciones a programas de asistencia con el alquiler, servicios públicos y alimentos, llame al 211 o visite www.211ct.org.

Appendix: Information for Tenants

The U.S. Department of Treasury's ("Treasury") Emergency Rental Assistance (ERA) program makes funding available to assist households that are unable to pay rent or utilities. The funds were provided directly to states, U.S. territories, local governments, and (in the case of the first program, ERA1) to Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands. Grantees use the funds to assist eligible households through existing or newly created rental assistance programs.

In guidance and FAQs, Treasury advised that participants in HUD-assisted rental programs (including the Housing Choice Voucher (HCV), Public Housing, or Project-Based Rental Assistance programs) are eligible for the ERA program and may receive assistance for the tenant-owned portion of rent or utilities that is not subsidized. In FAQs for PHAs and HCV landlords, PIH clarified that this assistance can include rent arrearages and utilities owed over the utility allowance. The FAQs include additional guidance on interim reexaminations, income calculations, and additional considerations for private landlords participating in the HCV program.

To learn more about how to apply for ERA go to:

<https://portal.ct.gov/DOH/DOH/Programs/UniteCT>

Administered By Connecticut Office Of Policy And Management.

State and local ERA grantees can also be accessed from Treasury's website using the link "Find rental assistance in your area."

Leases may not be terminated due to nonpayment of rent until at least 30 days have passed after a tenant receives this notice.

Granby Homes for Senior Citizens, Inc dba Stony Hill Village

Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that **Granby Homes for Senior Citizens, Inc dba Stony Hill Village** is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for assistance under Section 8, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants If you are receiving assistance under Section 8, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under Section 8 solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

Stony Hill Village may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If **Stony Hill Village** chooses to remove the abuser or perpetrator, **Stony Hill Village** may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, **Stony Hill Village** must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, **Stony Hill Village** must follow Federal, State, and local eviction procedures. In order to divide a lease, **Stony Hill Village** may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, **Stony Hill Village** may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, **Stony Hill Village** may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.

(2) You expressly request the emergency transfer. Your housing provider may choose to require that you submit a form, or may accept another written or oral request.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer

because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

Stony Hill Village will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

Stony Hill Village's emergency transfer plan provides further information on emergency transfers, and **Stony Hill Village** must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

Stony Hill Village can, but is not required to, ask you to provide documentation to “certify” that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from **Stony Hill Village** must be in writing, and **Stony Hill Village** must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. **Stony Hill Village** may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to **Stony Hill Village** as documentation. It is your choice which of the following to submit if **Stony Hill Village** asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by **Stony Hill Village** with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, “professional”) from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that **Stony Hill Village** has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, **Stony Hill Village** does not have to provide you with the protections contained in this notice.

If **Stony Hill Village** receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or

more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), **Stony Hill Village** has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, **Stony Hill Village** does not have to provide you with the protections contained in this notice.

Confidentiality

Stony Hill Village must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

Stony Hill Village must not allow any individual administering assistance or other services on behalf of **Stony Hill Village** (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

Stony Hill Village must not enter your information into any shared database or disclose your information to any other entity or individual. **Stony Hill Village**, however, may disclose the information provided if:

- You give written permission to **Stony Hill Village** to release the information on a time limited basis.
- **Stony Hill Village** needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires **Stony Hill Village** or your landlord to release the information.

VAWA does not limit **Stony Hill Village's** duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, **Stony Hill Village** cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if **Stony Hill Village** can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If **Stony Hill Village** can demonstrate the above, **Stony Hill Village** should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to

additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with HUD at Hartford Field Office, One Corporate Center, 20 Church Street, 10th floor, Hartford, CT 06103-3220

For Additional Information

You may view a copy of HUD's final VAWA rule at

<https://www.gpo.gov/fdsys/pkg/fr-2016-11-16/pdf/2016-25888.pdf>

Additionally, **Stony Hill Village** must make a copy of HUD's VAWA regulations available to you if you ask to see them. For questions regarding VAWA, please contact CT Coalition Against Domestic Violence at 888-774-2900. For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact the United Way Info Line at 211, the Municipal Agent for the Elderly at 860-742-8088 or your local police at 911

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>. For help regarding sexual assault, you may contact the CT Alliance to End Sexual Violence at 888-999-5545 or Women and Families Center, Middletown Office, 100 Riverview Center, Suite 150 Middletown, CT 06457 and at 860-344-1474.

Victims of stalking seeking help may contact the National Center for Victims of Crime, 2000 M Street NW, Suite 48 Washington DC 20036

Attachment: Certification form HUD-5382 [form approved for this program to be included]